

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** MAY 8, 2006

**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** LUCILLE T. BREESE, AICP, CITY PLANNER

**RE:** DR 05-28- DEVELOPMENT PLAN DESIGN

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**Agenda Item No. 1 – Continued from April 10, 2006 Meeting**

A request by Jim Raggio representing the Lompoc Healthcare District for Planning Commission consideration of revised architecture for the proposed Lompoc Hospital (DR 05-28). The property is 8.1 acres in size and located on the north side of East Ocean Avenue between Seventh and Twelfth Streets. A portion of the site contains the existing City of Lompoc Community Center (Assessor Parcel Number: 99-140-24 and -28). This action is exempt pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR 05-28) was certified for the construction project.

**BACKGROUND:**

February 13, 2006 -- the Planning Commission certified the Environmental Impact Report (EIR 05-28), adopted CEQA findings and Statement of Overriding Considerations, and approved the conceptual Development Plans (DR 05-28) for the construction of the Lompoc Community Healthcare facility. The proposed architecture was not approved but sent back for additional treatment prior to Commission review.

April 10, 2006 – the Commission reviewed the revised architectural submittal, provided direction to the applicant for additional treatment, and continued to public hearing to May 8, 2006.

April 26, 2006 – the architect submitted a revised submittal package of elevations. Staff has worked with the architect in an attempt to incorporate some of the direction provided by the Planning Commission in the revised submittal (Attachment No. 2).

Staff is forwarding the elevations for Commission review and consideration.

**Architectural Review Guidelines:**

The City of Lompoc Architectural Review Guidelines (ARG) provide direction to an architect or designer based upon recognized principles of design, planning, and aesthetics. Although Architectural Review is subjective, the City encourages creative design and innovative construction methods consistent with the City's guidelines. Specific guidelines, applicable to this project, are noted below:

*Page 6, No. 13 -- All building elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged.*

*Page 7, No. 15 – Building entries shall be protected from the elements and should create a sense of entry or focal point for the structure.*

*Page 8, No. 22 – Large paved areas should be avoided. Paved areas should be broken up using colored materials and/or landscaping.*

*Page 10, No. 5 – Architectural features should be used to break up unacceptable bulk, such as varying roof-lines, using combinations of vertical and horizontal elements, screening patterns with doors and windows, and using recessed and projecting spaces to create interest.*

*Page 24, No. 1 – Parking lots and loading areas shall be substantially screened from adjacent streets. This may be accomplished by landscaping, fences, walls, screen structures, buildings, or combinations of any of these. All screening must be provided on site.*

Color and material board will be available at the meeting for review.

## **Discussion**

Following the last Commission meeting, staff suggested to the architect that a more traditional perspective of the building would facilitate the Commission review of the architecture. The elevations that were reviewed on April 10 are included with the staff report for comparison purposes (Attachment No. 3).

### **North Elevation proposed (previous View E)**

Shows the use of stone treatment and planters at various locations along the bottom of the building; stone projecting over the face of the entry which incorporates the blue metal panel intended to indicate an entry point for the building; use of three basic colors on walls to break up the bulk appearance; and a metal cap over doorways and at the roof to ground the building.

### **South Elevation at Ocean Avenue (previous View A)**

Consistent with previous description.

### **West Elevation at 7<sup>th</sup> Street (previous View B & D)**

Consistent with previous description; the three large green panels have been changed to color B and the metal text boxes remain.

East Elevation Facing Home Depot (previous View F & G)

Consistent with previous description; the service yard wall has been extended to cover the tank from view. It is unclear what material is utilized for the gates/doors and it is recommended that it be specified that chain link is not acceptable for this purpose (COA P-7); the loading area (south of the mural wall) is shown as open to view with trees planted at the property line, it is recommended that hedges replace the trees to provide a solid landscape feature (a hedge would provide a visual block but be more forgiving if clipped by trucks utilizing the loading dock area) (COA P-8); a mural wall is proposed and the hospital would work with the Lompoc Mural Society to obtain an appropriate mural.

West Elevation at Outpatient Facility -- Building B (previous view D)

Consistent with previous description; the three large green panels have been changed to color B and the metal text boxes remain.

West Elevation Replacement Hospital -- Building I

Consistent with previous description.

It is recommended that the Commission:

- 1) Hold the public hearing;
- 2) Review the revised architectural treatment; and
- 3) Provide direction to the Applicant and staff on how to proceed:
  - a) If the revised architecture as presented this evening is deemed acceptable by the Commission, adopt version A of Resolution No. 484 (06) approving the revised architecture;  
or
  - b) If the revised architecture as presented this evening is not deemed acceptable by the Commission, either provide specific direction to the applicant regarding changes that should specifically be made and continue the review to a date specific or adopt version B of Resolution No. 484 (06) denying the project architecture.

**APPEAL RIGHTS**

Any person has the right to appeal the Planning Commission action to the City Council within ten (10) days of the action. Contact a Planning Division staff member for the required appeal form. The fee for an appeal is \$35.10.

**ATTACHMENTS**

1. [Draft Resolution No. 484 \(06\) – Version A & B](#)
2. Elevations received April 26, 2006
3. Elevations dated April 10, 2006

<b>Staff Report has been reviewed and approved for submission to the Planning Commission</b>			
<b>Arleen T. Pelster, AICP Community Development Director</b>	<b>Date</b>	<b>Lucille T. Breese, AICP City Planner</b>	<b>Date</b>

**RESOLUTION NO. 484 (06)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING THE ARCHITECTURE (DR 05-28) FOR THE LOMPOC HOSPITAL PROJECT**

**WHEREAS**, a request was received from James Raggio representing the Lompoc Healthcare District for City of Lompoc consideration of a proposal for the Lompoc Hospital Relocation project described in EIR 05-01 located on a 8.1-acre site on the north side of East Ocean Avenue between Seventh and Twelfth Streets. (Assessor Parcel Number: 099-140-24 and 28); and

**WHEREAS**, an Environmental Impact Report (EIR 05-01) (SCH NO. 2005091096) has been prepared by Impact Sciences, Inc. in conformance with the California Environmental Quality Act (CEQA) and the Environmental Guidelines of the City of Lompoc to study the environmental impacts of the proposed Project; and

**WHEREAS**, the EIR reflects the City of Lompoc's independent judgment and analysis; and

**WHEREAS**, the EIR and the Project were considered by the Planning Commission at a duly-noticed public meeting on February 13, 2006; and

**WHEREAS**, the Planning Commission certified the Final Environmental Impact Report (FEIR 05-01) for the project, and adopted the Statement of Overriding Considerations and Findings of Fact as required by the California Environmental Quality Act (CEQA) and required that the architecture for the project be returned for approval;

**WHEREAS**, the architecture was considered by the Planning Commission at a duly-noticed public meetings on February 13 and April 10, 2006 and not approved; and

**WHEREAS**, the architecture was considered by the Planning Commission at a duly-noticed public meeting on May 8, 2006; and

**WHEREAS**, at the meeting of May 8, 2006, \_\_\_\_\_, were present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of May 8, 2006, \_\_\_\_\_ spoke in favor of, or in opposition to, the project.

**NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:**

**SECTION 1:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

**SECTION 1:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the architecture proposed for the Lompoc Hospital development has not been adequately revised to reflect the general ambiance of the neighboring developments, as conditioned, therefore it can be found that the proposed architecture is not consistent with the City of Lompoc Zoning Ordinance and Architectural Review Guidelines.

**SECTION 2:** Based upon the foregoing, the architecture proposed by NTD Stichler Architecture and dated April 26, 2006 for DR 05-28 is denied for the Lompoc Hospital as reviewed by the Planning Commission on May 8, 2006.

The foregoing Resolution, on motion by Commissioner \_\_\_\_, seconded by Commissioner \_\_\_\_, was adopted at the Planning Commission meeting of May 8, 2006 by the following vote:

**AYES:**

**NOES:**

\_\_\_\_\_  
Arleen T. Pelster, AICP, Secretary

\_\_\_\_\_  
Jack Rodenhi, Chair

**RESOLUTION NO. 484 (06)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC DENYING THE ARCHITECTURE (DR 05-28) FOR THE LOMPOC HOSPITAL PROJECT**

**WHEREAS**, a request was received from James Raggio representing the Lompoc Healthcare District for City of Lompoc consideration of a proposal for the Lompoc Hospital Relocation project described in EIR 05-01 located on a 8.1-acre site on the north side of East Ocean Avenue between Seventh and Twelfth Streets. (Assessor Parcel Number: 099-140-24 and 28); and

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